

EXISTING EASEMENTS

- RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED AUGUST 7, 1893 AS BOOK 8, PAGE 429 OF PATENTS.
- AN EASEMENT FOR A PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1929 AS BOOK 1593, PAGE 188 OF DEEDS, IN FAVOR OF LA MESA, LEMON GROVE & SPRING VALLEY IRRIGATION DISTRICT, A PUBLIC CORPORATION.
- AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1945 AS BOOK 1983, PAGE 64 OF O.R. IN FAVOR OF R. BRUCE CARACHAEL AND GLORIA CARACHAEL.
- AN EASEMENT FOR PUBLIC UTILITIES, WATER PIPES OR CONDUITS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1945 AS BOOK 1983, PAGE 64 OF O.R. IN FAVOR OF R. BRUCE CARACHAEL AND GLORIA CARACHAEL.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1947 AS BOOK 2593, PAGE 321 OF O.R. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.
- AN EASEMENT FOR COUNTY HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1949 AS BOOK 3228, PAGE 274 OF O.R. IN FAVOR OF COUNTY OF SAN DIEGO (ROAD SURVEY 9427).
- A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION OF CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEMAN, HIGHWAY, OR ROADWAY AS CONTAINED IN THE DOCUMENT RECORDED JUNE 15, 1949 AS BOOK 3228, PAGE 274 OF O.R.
- THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF COUNTY HIGHWAY (ROAD SURVEY NO. 1025) WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID COUNTY OF HIGHWAY AS GRANT TO THE COUNTY OF SAN DIEGO IN DEED RECORDED OCTOBER 30, 1936 IN BOOK 6321, PAGE 30 OF O.R.
- A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION OF CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEMAN, HIGHWAY, OR ROADWAY AS CONTAINED IN THE DOCUMENT RECORDED JUNE 15, 1949 AS BOOK 3221, PAGE 30 OF O.R.
- EASEMENTS NOT PLOTTED HEREON AS NO EXACT LOCATION IS SPECIFIED IN SAID DOCUMENT

PRELIMINARY GRADING PLAN

- COMPLETE TAX ASSESSOR'S NUMBERS ARE: 495-401-07
- LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE MAP: A PORTION OF THE SOUTHWEST QUARTER SECTION 21, TOWNSHIP 10 SOUTH, RANGE 1 WEST, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
- TOPOGRAPHY: TOPOGRAPHIC SURVEY BY SAN-10 APRIL SURVEYS JOB NO. 12447, PLOTTED ON 1/14/05.
- TOTAL NUMBER OF LOTS PROPOSED: 3.
- MINIMUM LOT SIZE BEING CREATED: 0.50 ACRE
- ACTUAL GROSS AREA PER THIS TENTATIVE MAP IS 2.47 ACRES GROSS.
- ALL EXISTING IMPROVEMENTS ARE TO REMAIN. NO STREET WIDENING IS PROPOSED WITH THIS PROJECT SO NO GRADING NEEDED FOR ROAD IMPROVEMENTS.

NOTES

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON. THE GRADING SHOWN HEREON IS A PRELIMINARY VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

LOT AREA TABLE

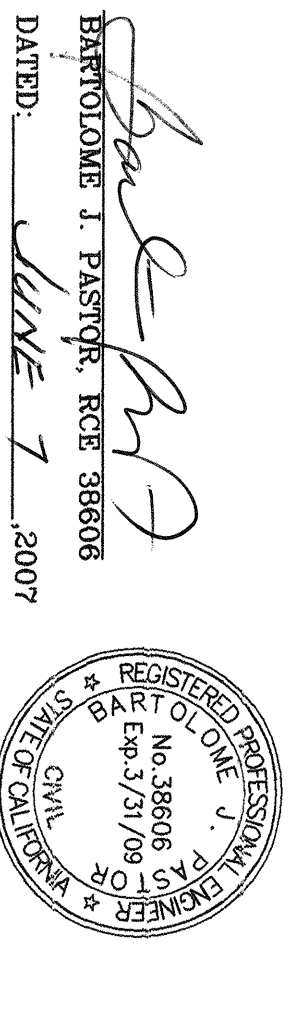
LOT	GROSS AREA	NET AREA	ACCESS EASE AREA
BOUNDARY	2.467 AC	2.065	
PARCEL 1	0.607 AC	0.500 AC	
PARCEL 2	0.977 AC	0.536 AC	0.122 AC
PARCEL 3	0.983 AC	0.927 AC	

LEGEND

- BOUNDARY
- EXISTING CURB & GUTTER
- EXISTING EDGE OF PAVING
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER
- EXISTING WATER
- EXISTING WATER METER
- EXISTING WATER GATE VALVE
- EXISTING SINKER MANHOLE
- EXISTING SIGN
- PROPOSED RETAINING WALL
- PROPOSED TYPE "C-2" CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED PAVING & BASE
- PROPOSED KEYSTONE TYPE WALL
- PROPOSED PRIVATE CATCH BASINS
- PROPOSED PRIVATE STORM DRAIN
- PROPOSED D-75 BROWN DITCH

APPROX. EARTHWORK QUANTITIES:

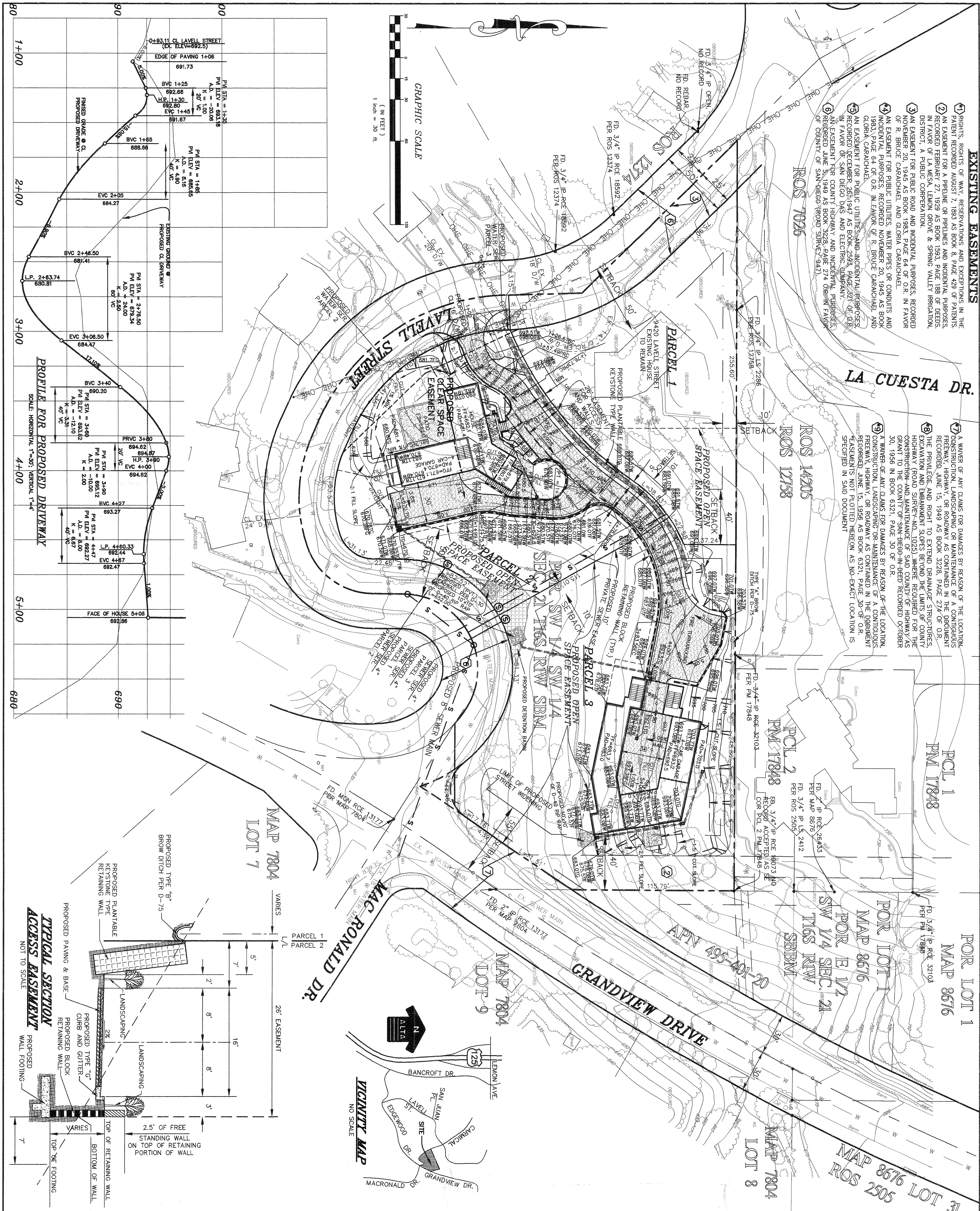
- CUT: 3,000 C.Y. SLOPE RATIO 1-1/2:1
- FILL: 1,300 C.Y. SLOPE RATIO 2:1
- EXPORT: 1,700 C.Y.
- *NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS.
- TOTAL SITE AREA=2.467 AC
- PROPOSED AREA TO BE GRADED=0.85 AC OR 34% OF SITE
- EARTHWORK QUANTITIES ARE FOR PERMANENT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE AND SWELL FACTORS.
- ALL EXPORT TO BE PLACED IN AN APPROVED DISPOSAL SITE.



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FOR REVISED TENTATIVE PARCEL MAP 21013

REVISION 2-----DATED MARCH 5, 2007
 REVISION 1-----DATED SEPTEMBER 11, 2006
 DATE: 03/05/2007 SHEET 1 OF 1



SITE ADDRESS:

9420 LAVELL STREET
 LA MESA, CA 91941

EXISTING ZONING	RR2
USE REGULATIONS	J
ANNUAL REGULATIONS	2
LOT SIZE	0.5 AC
BOUNDARY TYPE	C
FLOOR AREA RATIO	G
HEIGHT	G
LOT COVERAGE	G
SETBACK	G
SPACING	G
SPECIAL USE REGULATIONS	S